117.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,700 / 912,700
					USE VALUE:	912,700 / 912,700
					ASSESSED:	912,700 / 912,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TONG JING
Owner 2:	SHI LEI
Owner 3:	
Street 1:	87 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BJ HOMES LLC -
Owner 2:	-
Street 1:	2 HARTSHORN AVE #1
Twn/City:	MALDEN
St/Prov:	MA Cntry:
Postal:	02148

NARRATIVE DESCRIPTION

This parcel contains .27 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11782.000	424,100		488,600	912,700
Total Card	0.270	424,100		488,600	912,700
Total Parcel	0.270	424,100		488,600	912,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.50 /Parcel: 425.50

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75509
GIS Ref	
GIS Ref	
Insp Date	07/25/17

!9108!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,100	0	11,782.	488,600	912,700		Year end	12/23/2021
2021	101	FV	411,900	0	11,782.	488,600	900,500		Year End Roll	12/10/2020
2020	101	FV	411,900	0	11,782.	488,600	900,500	900,500	Year End Roll	12/18/2019
2019	101	FV	308,700	0	11,782.	533,700	842,400	842,400	Year End Roll	1/3/2019
2018	101	FV	355,800	0	11,782.	409,900	765,700	765,700	Year End Roll	12/20/2017
2017	101	FV	108,600	0	11,782.	386,700	495,300	495,300	Year End Roll	1/3/2017
2016	101	FV	108,600	0	11,782.	355,800	464,400	464,400	Year End	1/4/2016
2015	101	FV	108,100	0	11,782.	332,600	440,700	440,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:29:17

LAST REV

Date	Time
02/28/19	10:22:25
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9108

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BJ HOMES LLC,	70272-139		11/21/2017		830,000	No	No		
SCANLAN CHARLES	67746-400		8/3/2016	Change>Sale	455,000	No	No		
CANNIFF PATRICI	50650-283		1/30/2008	Family		No	No		
CANNIFF PHILIP	27011-200		1/23/1997	Family		No	No		A

USER DEFINED

Prior Id # 1:	75509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2017	393	Heat App	11,500	C				
12/21/2016	1547	Addition	120,000	O				Gut reno +add 2nd
12/6/2016	1504	Demoliti	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2018	SQ Returned	MM	Mary M
7/25/2017	Meas/Inspect	DGM	D Mann
7/25/2017	Permit Visit	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
4/7/2009	Measured	372	PATRIOT
2/10/2000	Measured	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11782		Sq. Ft.	Site		0	70.	0.59	6			Easemen	-5	Wet	-5			488,636						488,600	

Total AC/HA:	0.27048	Total SF/SM:	11782	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	488,636	Spl Credit		Total:	488,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29814816
Const Adj.:	0.99989998
Adj $ / SQ:	168.742
Other Features:	105753
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444579
Depreciation:	20451
Depreciated Total:	424129

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

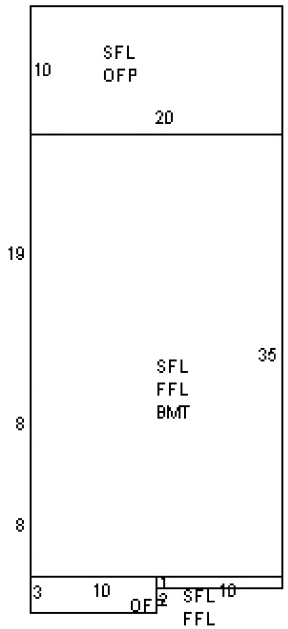
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.74
Special Features:	0	Val/Su Net:	166.31
Final Total:	424100	Val/Su SzAd	261.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	910	168.740	153,556
FFL	First Floor	710	168.740	119,807
BMT	Basement	700	85.740	60,020
OFP	Open Porch	230	23.670	5,444

Net Sketched Area:	2,550	Total:	
Size Ad	1620	Gross Area	3810	FinArea	2145
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	